MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144708/FH/2025
Date registered valid:	15 December 2025
Proposal:	Erection of single storey side and rear extension to provide additional living accommodation.
Address:	19 Barnsfold Avenue, Manchester, M14 6FJ
Ward(s):	Old Moat Ward
Applicant:	Mr Ashiq Hussain
Agent (if any):	Mr Martin Degnen, Martin Degnen and James LTD
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10th March 2026**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 6 January 2026
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 11 February 2026 Expired: 4 March 2026
Site notice
No site notice has been produced
Press advert
No press advert had been published
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

The application site relates to a two-storey end semi-detached dwelling located within the Old Moat ward of Manchester. The property benefits from garden areas to the front, side and rear, with on-street parking available to the front. The dwelling features a small single-storey outrigger to the rear and a bay window with an attached porch on the front elevation.



Listed building: Not applicable
Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of single storey side and rear extension to provide additional living accommodation.



Consultations & Notification Responses

Local residents/public opinion – no response has been received in relation to this proposal.

RSPB Swift Champion - should the application be approved has recommended Swift nest bricks to be installed as part of the development - Informative added

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Governments' planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between planning making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates Nation Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4(Residential Extensions) - This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

<u>Principle</u>

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 19 Barnsfold Avenue

There are no previous applications relating to this site.

Residential amenity

The applicant proposes the erection of a single storey side and rear extension to provide additional living accommodation. This would provide additional living accommodation for the occupants of the property.

Residential amenity

The application would see the erection of a single-storey extension to the side and rear to form additional living accommodation.

The proposed extension would be set back from the front wall of the host dwelling measuring 1.0m approximately extending rearwards along the side elevation, with a gap measuring approximately 2.0m retained to the site boundary. The extension would project beyond the rear wall of the host dwelling measuring 5.0m and would wrap around the property up to the shared boundary with the adjoining semi-detached property at No. 17 Barnsfold Avenue.

The proposed extension would incorporate a hipped roof with two roof lights positioned on the rear roof slope. Fenestration would comprise bi-folding doors and a single door to the rear, together with three windows and an additional door on the side elevation, and one window on the front elevation. Although windows are proposed along the side elevation, these would face the street and are separated from the properties opposite by the intervening footpaths and road. As such, they would not result in unacceptable levels of overlooking or loss of privacy.

In assessing the impact on neighbouring properties, consideration has been given to the location of the host dwelling and its position to the adjoining and surrounding properties. Although the extension projects further than what DC1 policy would allow, it is considered that given the orientation of the property, there would be no overshadowing or loss of light as a result of the proposal. In addition, should the applicant build a single storey extension independently under the Larger Homes scheme in the same materials limitation, this would be allowed to be built under permitted development, subject to receiving no objection and compliance with all other relevant criteria

The extension would be visible from the public highway and form part of the street scene, however, the overall character of the area would be retained. As such, the appearance of the extension is considered acceptable, and its impact on visual amenity is deemed negligible

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposed development is considered to be in keeping with the character of the existing and surrounding properties. The use of similar materials which include brick and tile as specified in the application form, ensures visual consistency with the local context.

The level of detail in the design is typical for this type of structure and is not expected to have any adverse impact on residential amenity or the overall character of the area. On balance, the design and appearance of the proposal are deemed acceptable and in accordance with Core Strategy Policies DM1 and EN1.

Bins

Refuse storage would unaffected by the proposal. There is ample space along the side for the movement of bins for collection. As such, the proposed refuse storage arrangements are considered acceptable and in accordance with Policy EN19 of the Core Strategy, which seeks to ensure that developments incorporate appropriate waste management provision.

Parking

Existing car parking arrangements are not affected by this proposal.

Conclusion

The proposal would be visible from the public highway and therefore would be a feature within the street scene, however, the character of the area is still retained. The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made

representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 9th February 2026 numbered PL02 Revision C Proposed Plans and Elevations
Received on 9th February 2026 numbered PL03 Revision C Exisiting and Proposed Site Plan and Location Plan
Received on 9th February 2026 numbered PL04 Revision A Proposed Proposed Side Elevation

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-

enacting that Order with or without modification), no [additional] windows, doors or other openings shall be installed in the side elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) **Swift Bricks**
If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

11A Barnsfold Avenue, Manchester, M14 6FJ
1 Finchley Road, Manchester, M14 6FL
18 Barnsfold Avenue, Manchester, M14 6FJ
15 Barnsfold Avenue, Manchester, M14 6FJ
18 Finchley Road, Manchester, M14 6FH
14 Finchley Road, Manchester, M14 6FH
12 Finchley Road, Manchester, M14 6FH
10 Finchley Road, Manchester, M14 6FH
1 Wembley Grove, Manchester, M14 6EJ
3 Finchley Road, Manchester, M14 6FL
20 Barnsfold Avenue, Manchester, M14 6FJ
17 Barnsfold Avenue, Manchester, M14 6FJ
20 Finchley Road, Manchester, M14 6FH
3 Wembley Grove, Manchester, M14 6EJ
16 Finchley Road, Manchester, M14 6FH
5 Wembley Grove, Manchester, M14 6EJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA